



## Brook House 4 Aspell Road, Debenham, IP14 6QA Offers in excess of £365,000

Goodmove are delighted to present this characterful five bedroom mid terraced cottage for a quick sale.

Accommodation briefly comprises a cosy sitting room, lovely living room, bright and spacious kitchen dining room, playroom and downstairs shower room. To the first floor, there are three good sized bedrooms and a bathroom. Stairs then lead to the second floor where there are two further bedrooms. The property also benefits from a beautiful large rear garden and a shed.

Situated within the highly sought after Mid Suffolk village of Debenham which has excellent amenities within walking distance. The amenities include an array of independent shops, public house, Co-op supermarket, hairdressers, cafés, community and health centre, a superb sports hall/leisure centre offering sports, arts and an entertainment programme.

There is also the renowned Debenham High School (which is an Ofsted rated outstanding school and is one of the highest performing state schools in the country). There are additional schools to include Sir Robert Hitcham Primary School and the independent Framlingham College Preparatory School and Framlingham College itself. There are golf courses at Westerfield and Cretingham.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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